

# TO LET

**FOR SALE/TO LET**

**DUNLEAVY HOUSE  
DUNLEAVY DRIVE  
CARDIFF CF11 0SN**



**DETACHED OFFICE BUILDING**

**Suitable for a variety of uses (subject to planning)**

**4313 - 8688ft<sup>2</sup>(400 - 807m<sup>2</sup>)**

**36 CAR PARKING SPACES**



## LOCATION

The property is situated on Dunleavy Drive, adjacent to the PDR(A4232) dual carriageway, with direct access to the M4 (J33). Major occupiers in the area include Nuffield Health, Active Quote, NFU & The International Sports Village. The nearby Cardiff Bay Retail Park includes IKEA, ASDA, Sports Direct, Boots & A3/ coffee outlets.

## DESCRIPTION

A 2 storey detached office building in a landscaped setting.

## ACCOMMODATION

	ft <sup>2</sup>	m <sup>2</sup>
Ground floor	4375	406
First Floor	4313	400
<b>TOTAL</b>	<b>8688</b>	<b>807</b>

## SPECIFICATION

- Passenger lift
- Raised floors
- Air conditioning
- Ladies, gents & disabled wcs
- Double PVC glazing
- Suspended ceilings
- Recessed lighting
- Floor to ceiling 2.7m

## EPC

'B' RATING(45)

## CAR PARKING

36 dedicated car parking spaces

## LEASE

The accommodation is available on a new lease of 10 years with a 5 year break or for sale.

Rent/price on application.

## RATES

Rateable value (April 2017)	£102,000
UBR 2024/5	£0.562

## SERVICE CHARGE

The tenant is responsible for a fair proportion of the landlords service charge, details on application..

## VIEWING

Strictly By appointment with the joint agents

Huw Thomas of CPC

02920 460152 [huw@huwthomascpc.com](mailto:huw@huwthomascpc.com) or

Matthew Jones of Fletcher Morgan

02920 378921 [Matthew.Jones@fletchermorgan.co.uk](mailto:Matthew.Jones@fletchermorgan.co.uk)

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